



March 10, 2014
Project No.: 20143661.001A

Anderson Wahlen & Associates
2010 No. Redwood Road
Salt Lake City, Utah 84116

ATTENTION: Mr. Jeff Randall
Director of Commercial Development

**SUBJECT: Potential Noise Impacts from Operations
Proposed America First Credit Union Parcel
Southeast Corner of 4800 West and Cedar Hills Drive
Cedar Hills, Utah**

Dear Mr. Randall:

Pursuant to your request Kleinfelder, Inc., (Kleinfelder) has prepared this noise analysis for the proposed America First Credit Union parcel located on the southeast corner of 4800 West and Cedar Hills Drive in Cedar Hills, Utah (Site). We understand the parcel is proposed to be developed with an American First Credit Union and two retail pads, identified as Building A and Building B on the site plan provided by Anderson Wahlen & Associates (AWA) (attached). This noise analysis is based on our review of the proposed site plan, information provided by AWA regarding the proposed Site usage, buildings, and infrastructure, and on conversations with Cedar Hills Assistant City Manager, Mr. Chandler Goodwin.

Project Vicinity and Area Noise Sources

The Site is located in a generally commercially developed area. It is bounded on two sides by roadways, the two-lane Cedar Hills Drive directly north of the Site and the four-lane 4800 West Street directly west of the Site. Nearby properties include a Hart's Gas Station located directly south of the Site, a Walmart with commercial pads occupied by Chase Bank and McDonalds located directly north across Cedar Hills Drive, Lone Peak High School located northwest across the intersection and vacant parcels on adjacent properties directly to the east and to the west across 4800 West Street. We understand that the vacant parcel to the east is proposed for development with a parking lot and senior living center. An aerial photograph showing the Site and nearby properties is included as Figure 1, Site Vicinity Map.

The current vicinity properties do not appear to have on-site activities that would present obvious noise sources above general background noise. Traffic noise originating from the two adjacent streets is the primary noise source in the vicinity. As demonstrated by the Federal Highway Administration (FHWA) Traffic Noise Model (TNM), traffic noise increases with increasing speed of traffic as well as the number of vehicles travelling. Conversely, vehicle noise decreases as vehicles slow to leave the roadways and enter adjacent properties or parking areas.

Site Description and On-Site Noise Sources

The Site is proposed to be developed with an American First Credit Union and two retail pads, identified as Building A and Building B on the site plan (attached). The credit union will have a service drive through and the parcel will have parking and landscaped areas. The buildings will have pad-mounted or roof-top air conditioning units that are standard for the buildings proposed. No external equipment that would produce increased noise levels, (such as trash compactors) are planned for the property. Vehicle traffic noise originating from the parcel will not be appreciable due to the slow travel speed of vehicles entering the property.

Based on the proposed Site improvements and usage, as described herein, it is our professional opinion that development of the Site as proposed will not increase noise levels in the area above existing ambient noise levels.

Limitations

This work was performed in a manner consistent with that level of care and skill ordinarily exercised by other members of Kleinfelder's profession practicing in the same locality, under similar conditions and at the date the services are provided. Our conclusions, opinions and recommendations are based on a limited number of observations and data. It is possible that conditions could vary between or beyond the data evaluated. Kleinfelder makes no other representation, guarantee or warranty, express or implied, regarding the services, communication (oral or written), report, opinion, or instrument of service provided.

This report may be used only by the Client and the registered design professional in responsible charge and only for the purposes stated for this specific engagement within a reasonable time from its issuance, but in no event later than one year from the date of the report. This review was non-comprehensive by nature and may not have identified all environmental problems, and will not eliminate all risk. This report is a qualitative assessment. Kleinfelder offers a range of investigative and engineering services to suit the needs of our clients, including more quantitative investigations. Although risk can never be eliminated, more detailed and extensive investigations yield more information, which may help the Client understand and better manage risks. Since such detailed services involve greater expense, we ask our clients to participate in identifying the level of service, which will provide them with an acceptable level of risk. Please contact the signatories of this report if you would like to discuss this issue of risk further.

Kleinfelder performed this work in general accordance with Kleinfelder's Proposal (Document No. SLC14P0159), dated March 3, 2014. No warranty, either express or implied, is made. Environmental issues not specifically addressed in this report were beyond the scope of our services and not included in our evaluation.

Respectfully submitted,

KLEINFELDER, INC.



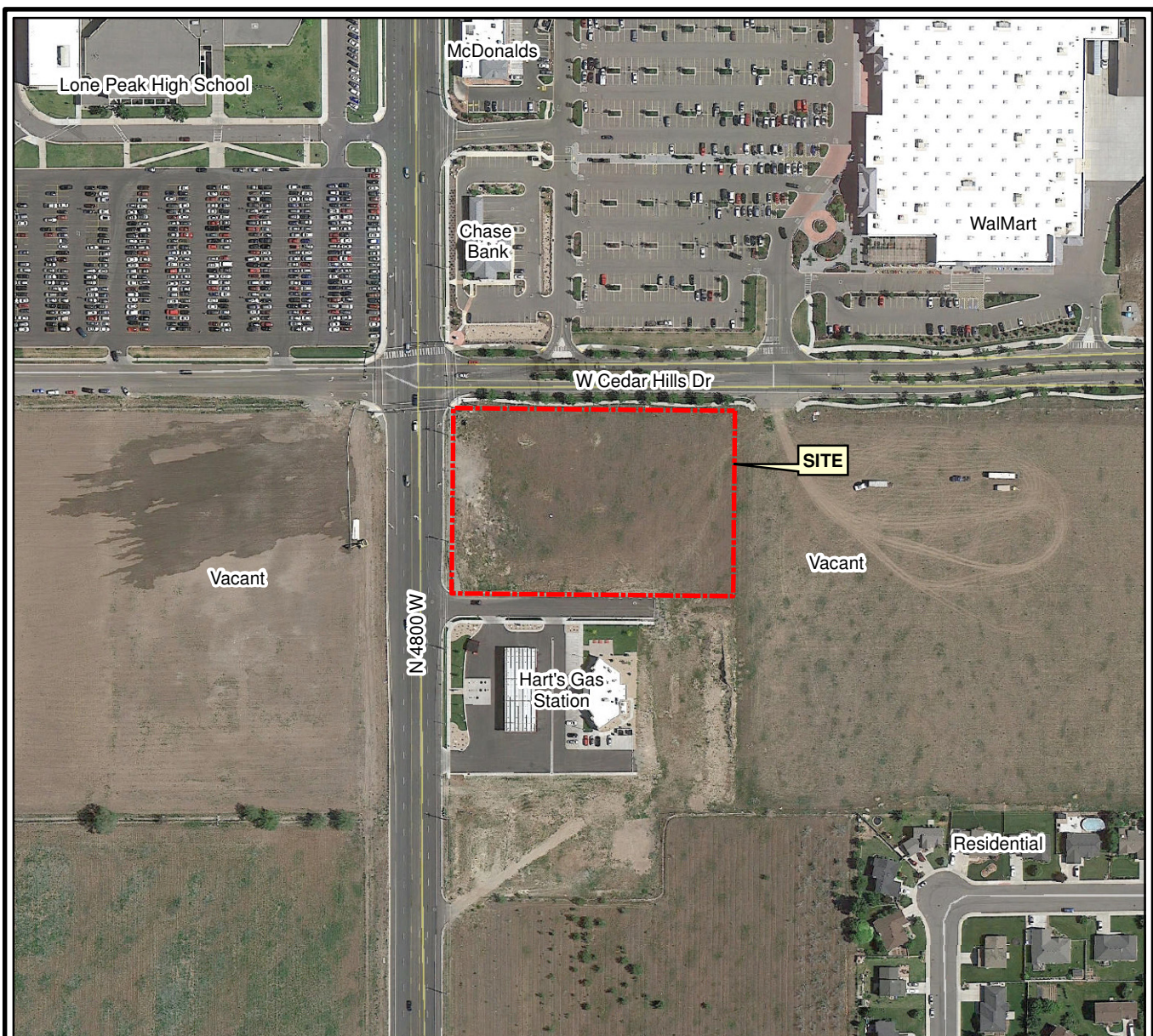
Corinne Hillard, PG
Sr. Professional



Ryan Merkley, PG
Environmental Lead, Utah

Attachments: Figure 1- Site Vicinity Map
Site Plan (provided by AWA)

FIGURE 1
Site Vicinity Map



0 125 250 500 Feet

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SITE LOCATION
(SEE ABOVE)



PROJECT NO.	20143661
DRAWN:	03/10/14
DRAWN BY:	PD
CHECKED BY:	CH
FILE NAME:	20143661_SP.MXD

SITE VICINITY MAP

PROPOSED AMERICAN FIRST CREDIT UNION
4800 WEST AND CEDAR HILL DRIVE
CEDAR HILLS, UTAH

FIGURE

1

FIGURE 2

Site Plan (provided by AWA)

4800 West Street

Cedar Hills Drive

